

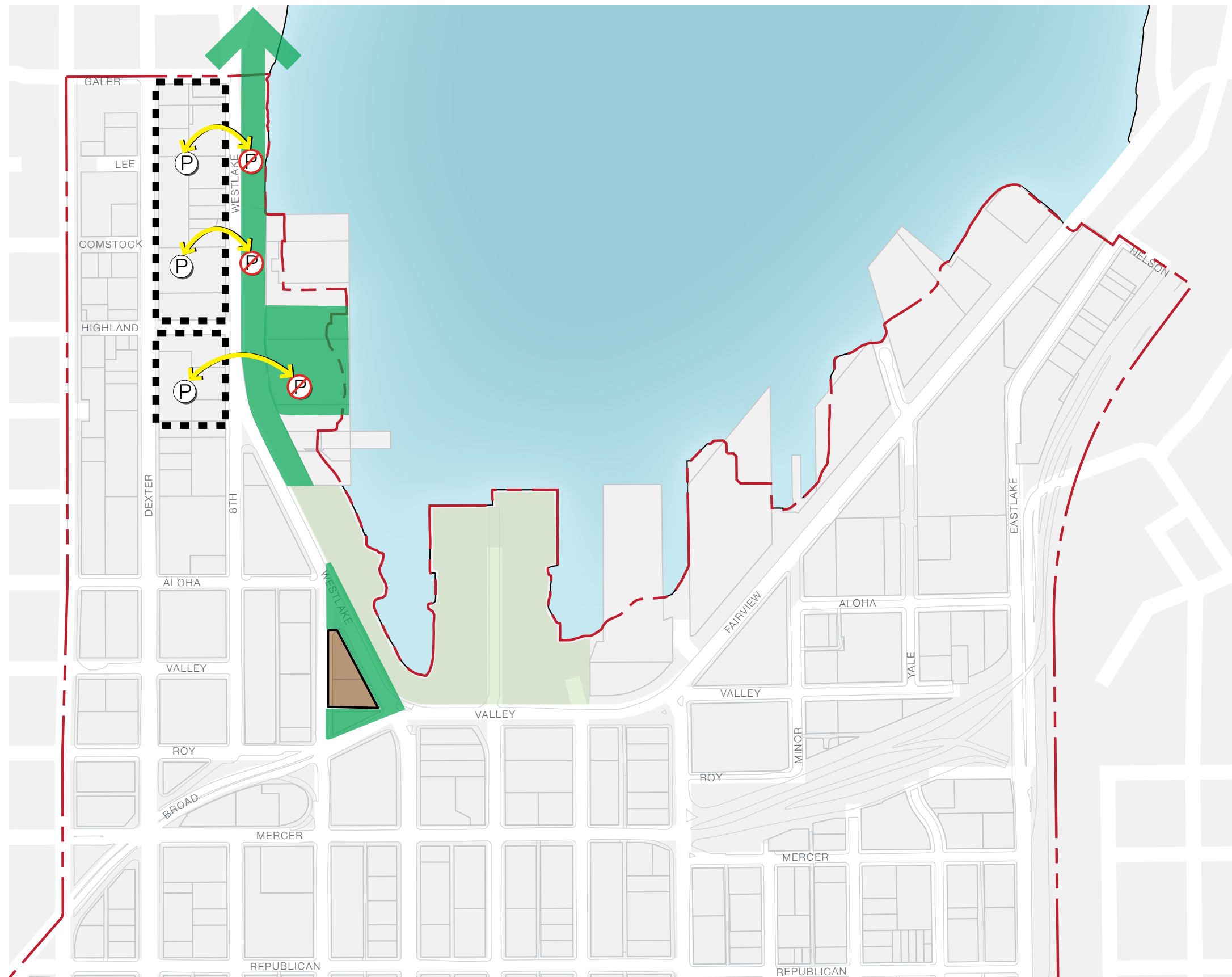
KEY ISSUES AND CONCEPTS

- Bottom point of Lake
- Low point in valley between Queen Anne and Capital Hill
- Terry is celebrated green street and main pedestrian corridor on axis with the main entry to Lake Union Park.
- Confluence of these Geographic, Topographic, and Axial relationships at Terry and Valley instill importance upon that intersection.

LEGEND

	Existing Building
	Possible Tower
	Urban Plaza / Widened Sidewalk
	Low-Base w/Retail
	Special Attention: Live / Work Artist Housing
	Additional Setback
	Future Expansion of Park
	Parking / Services Access
	Views
	Road Diet / Woonerf
	Improved Pedestrian Connection
	Axial View
	Transparent / Inside-Outside Connection
	Move Parking
	Retail
	Outline of Lake
	Vertical Garden / Hill Climb
	Street Closure Point
	4-Way Stop
	Entry / Exit Hill Climb Plaza
	Important Intersection
	Architecturally Significant Corner
	Parking





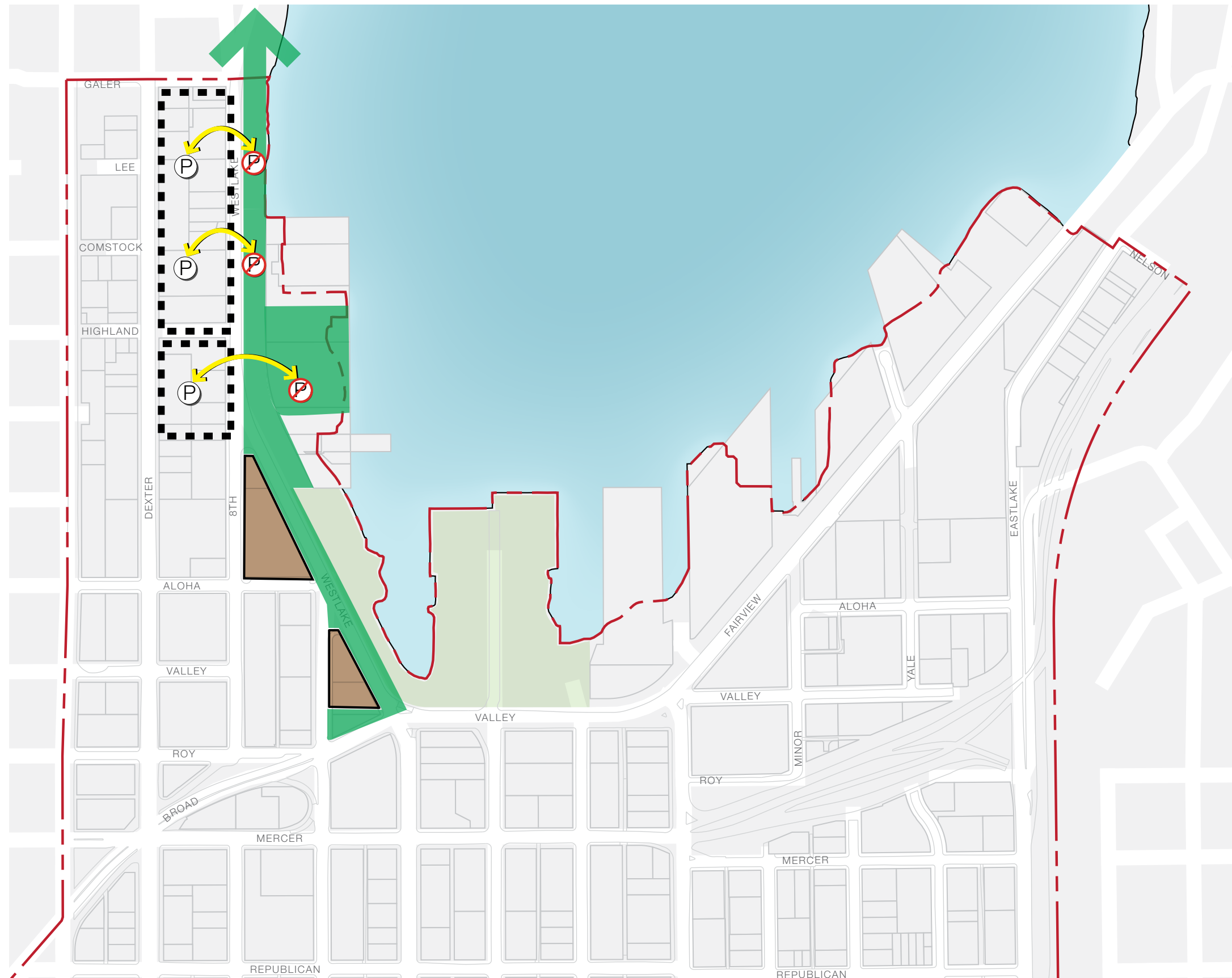
KEY ISSUES AND CONCEPTS

- Extend the Lake Union Park to the north along Westlake
- Close Westlake between Aloha and Valley, extend park to existing building.
- Work with developers of the properties to the west of Westlake to accept parking from the east side, use parking lots as more park space.

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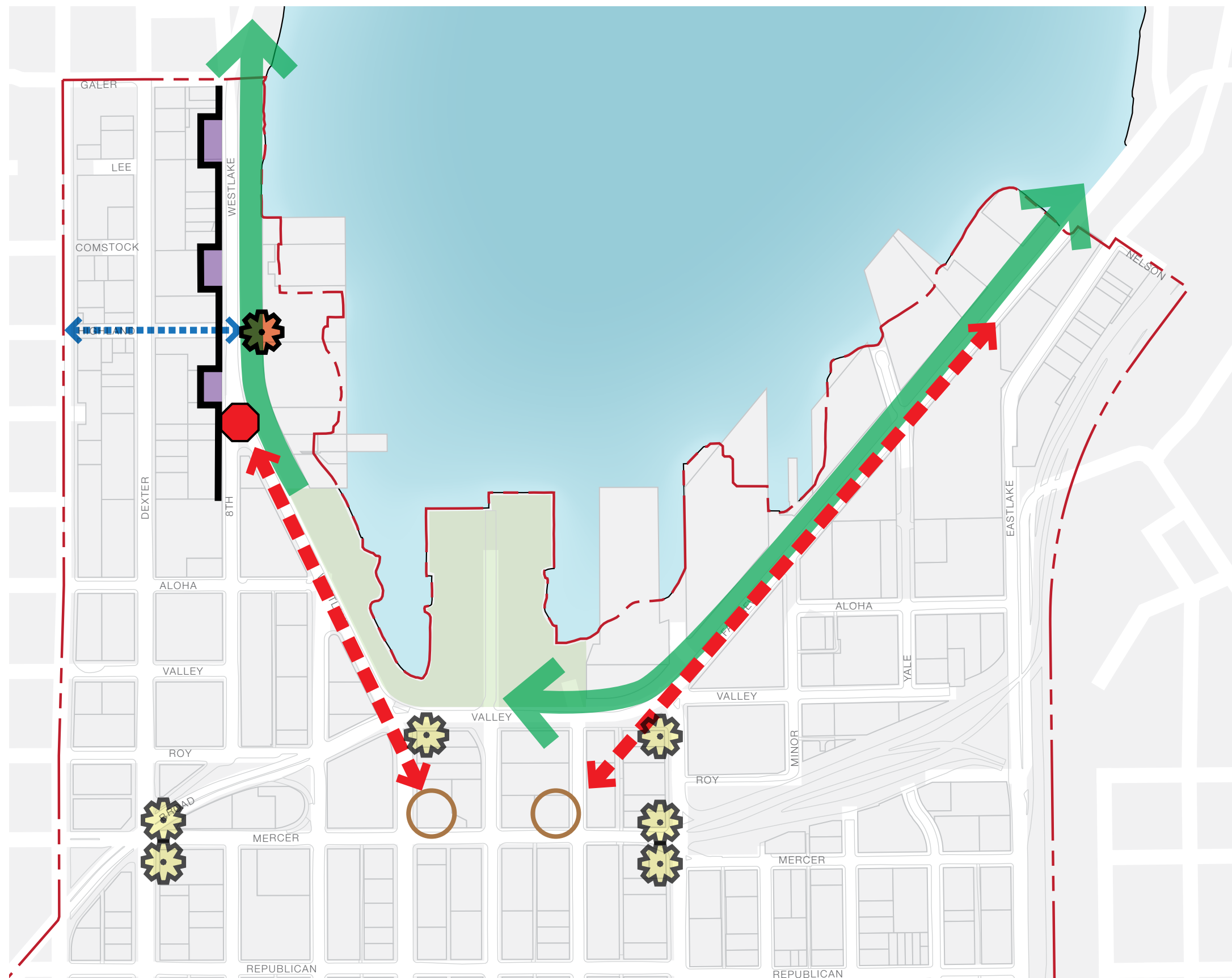
KEY ISSUES AND CONCEPTS

- Extend the Lake Union Park to the north along Westlake.
- Close Westlake between Prospect and Valley, extend park to building.
- Work with developers of the properties to the west of Westlake to accept parking from the east side, use parking lots as more park space.

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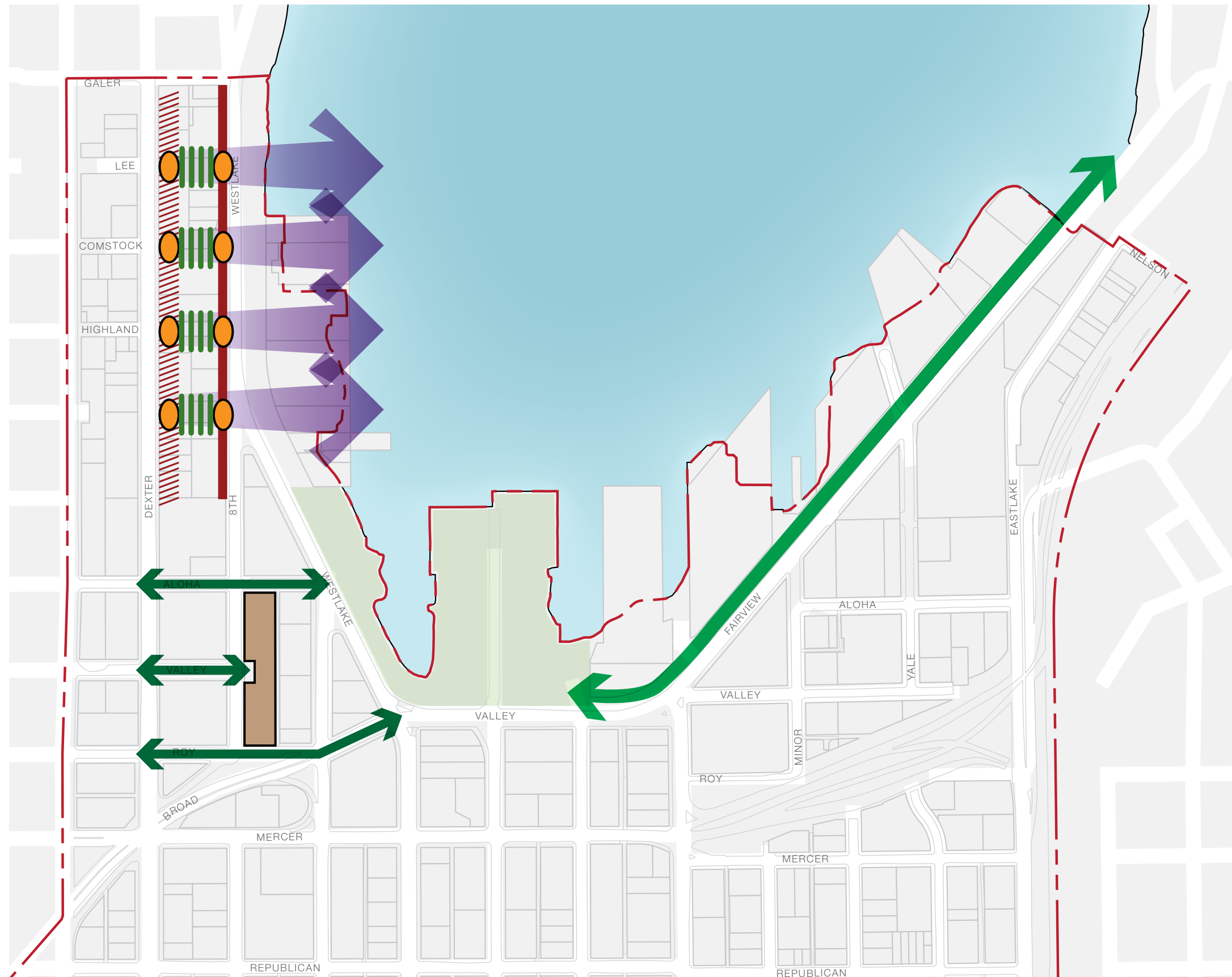
KEY ISSUES AND CONCEPTS

- Extend Lake Union park to the north along Westlake and Eastlake.
- Create pedestrian hillclimb at Highland, connecting to future streetcar stop on Westlake.
- Tower locations and form on the Mercer Street properties should take into account the long axial public views back to the site along Westlake and Eastlake.
- The Westlake streetwall (west side of the street) should be broken up with public plazas activated by retail, and improved pedestrian comfort, i.e. widened sidewalks.

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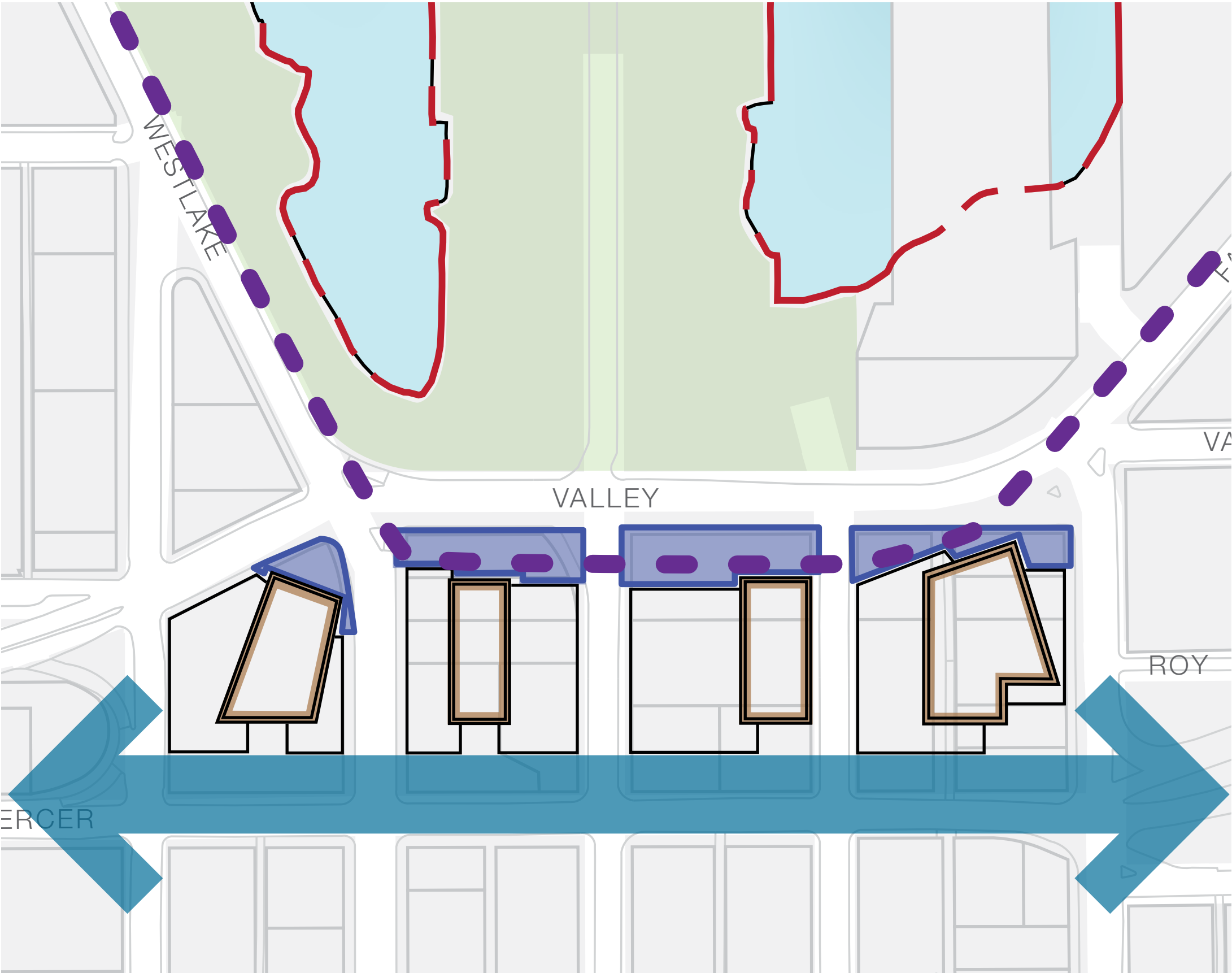
KEY ISSUES AND CONCEPTS

- Create low retail / commercial edge along Dexter, with large open plazas leading to hillclimb connections down to Westlake.
- Westlake could have a taller street edge (40-55'), with urban plazas receiving the hillclimbs.
- Hillclimbs should not just be stairs. They should be interactive retail, plaza, and viewpoint connectors that are well designed like Harbor Steps at 1st and University to ensure use.
- Views should open up for the pedestrian, thus buildings (especially towers) need to help frame the views to create an experience as one moves from Dexter to Westlake.
- Lake Union Park should be extended along Eastlake using Public parking lots as open space.
- Aloha, Valley, and Roy should be Woonerf / Road Diet street candidates to improve the pedestrian connections to the lake.
- Valley should celebrate it's axial relationship with the City owned property on 8th.

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KEY ISSUES AND CONCEPTS

- Utilize shape of the lake to influence urban form.
- Create large setbacks from Valley and utilize them as public plazas.
- Expose towers to both sides of properties.

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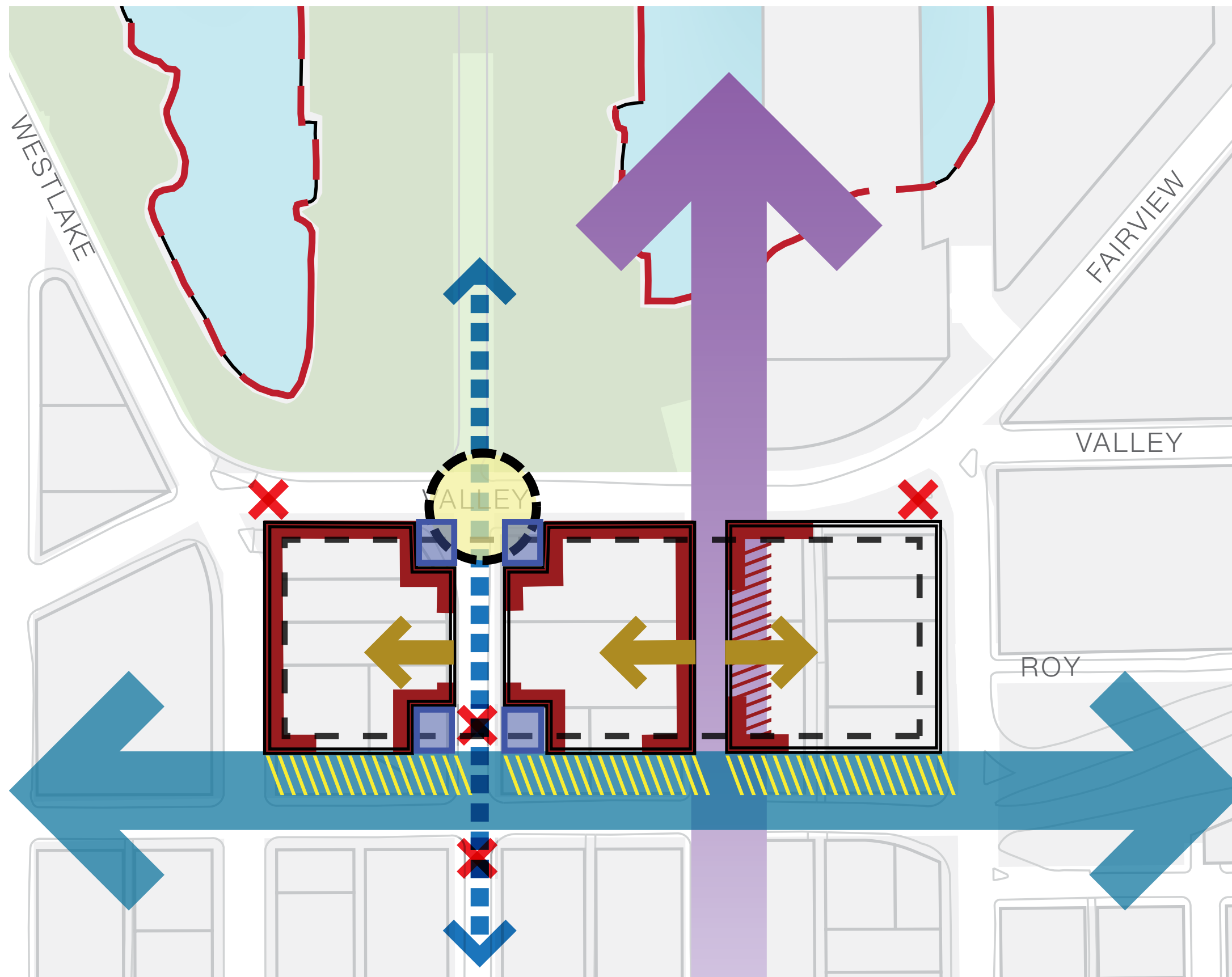
KEY ISSUES AND CONCEPTS

- Provide significant setbacks for wider sidewalks along Valley, creating a consistent street frontage for restaurant / café spillout.
- Support street activating retail (restaurants, cafes, coffee shops, ice-cream vendors, and non-food retail that attracts browsers and supports window shopping.
- Store frontage along Valley should maximize transparency and operability, using Nana-Wall, garage door, or other means of operable wall systems, in order to blur the inside and outside of the retail establishments.

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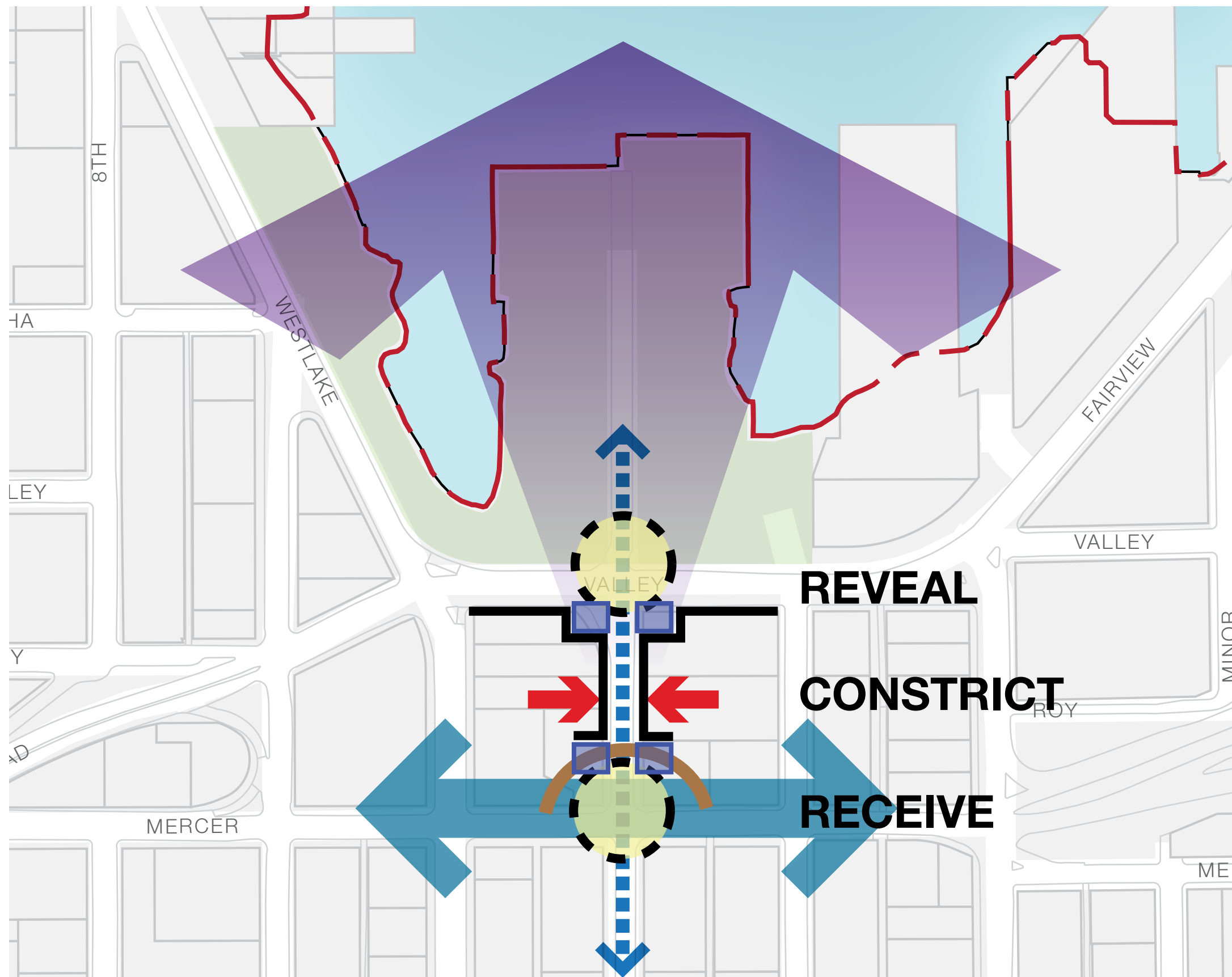
KEY ISSUES AND CONCEPTS

- Valley is a special intersection and should be celebrated in it's design.
- Valley street properties may want to be pulled back from Mercer in order to increase sunlight to street.
- Building Access should occur off of Boren where possible. Where access is mandated off of Terry, minimize exposure to street (i.e. handle the separation of different functions inside).
- Preserve the Boren Avenue view utilizing low building bases along the East side of Boren.
- Signify the ability to close "Festival Streets" in their design / paving treatment.
- Support common underground garage for 3 properties in exchange for urban design amenities.

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KEY ISSUES AND CONCEPTS

RECEIVE

- The North side of Mercer should receive pedestrians with plazas or architectural form and pedestrian activity.

CONSTRICT

- The building base should address the property line, constricting the view and experience of the pedestrian, emphasizing movement towards the lake.
- Maintain active uses, and pleasant, transparent facades to accentuate the experience.

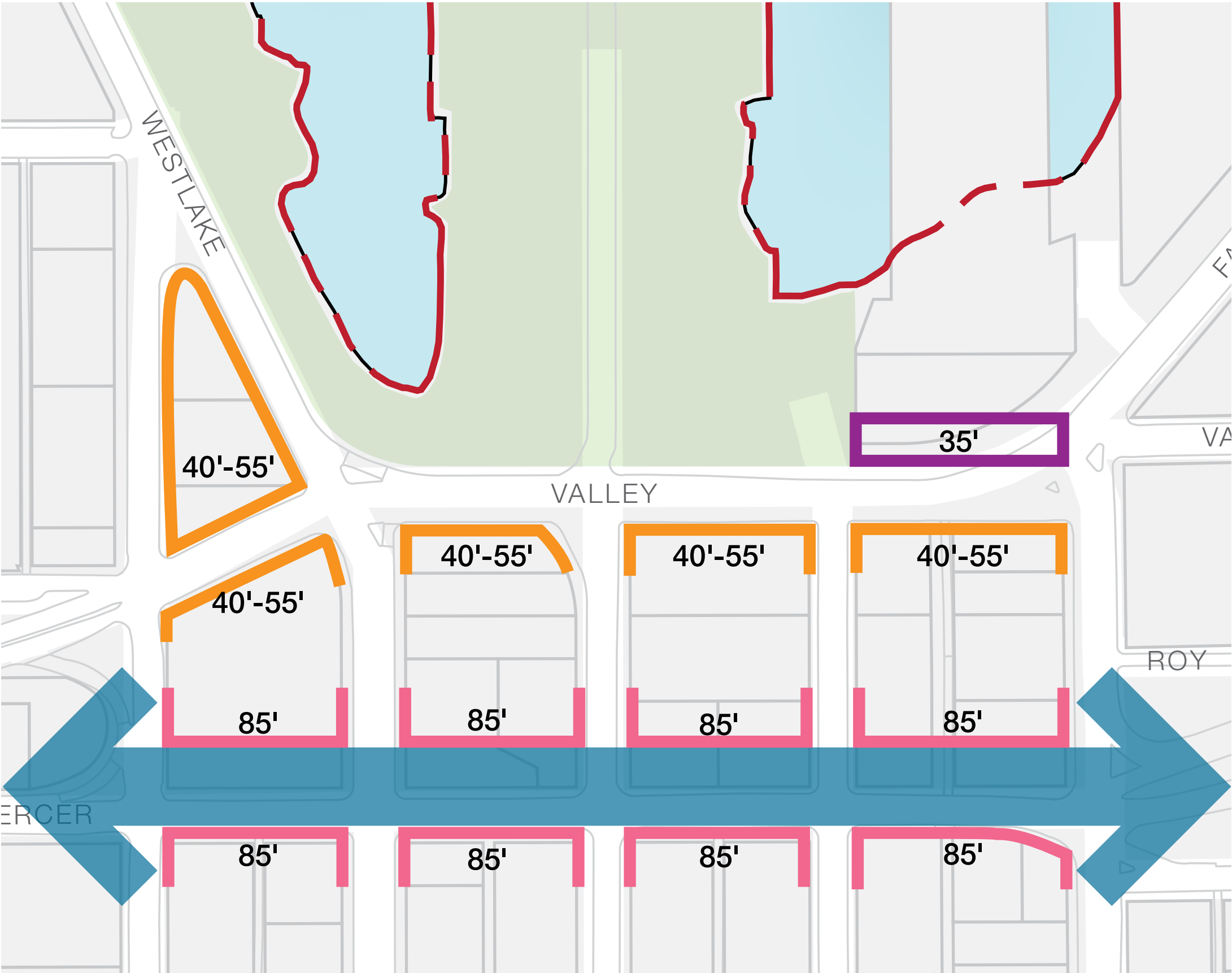
REVEAL

- Where Terry meets Valley, the building form should open up to the view, creating active plazas, and wide sidewalks with retail activity.

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KEY ISSUES AND CONCEPTS

- The scale of the proposed Mercer street requires a higher base to create a comfortable relationship between breadth and height.
- The Valley street wall should be 40-55 feet, stepping down towards the lake from Mercer.
- New construction North of Valley should be a maximum of 35 feet.

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